

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number Wesley H. Avery CLS-B (SBN 155724) Talin Keshishian (SBN 201830) Ezra Brutzkus Gubner LLP 16830 Ventura Blvd., Ste 310 Encino, CA 91435 Tel. (818) 995-0215 Fax (818) 501-3618		FOR COURT USE ONLY FILED 04 JUL 26 PM 2:51 CLERK, U.S. BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA BY <u>[Signature]</u> CLERK
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA		CASE NO.: LA03-22879-TD
In re: JUAN GARCIA LIMAS, an individual, <div style="text-align: right;">Debtor(s).</div>		

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: August 17, 2004	Time: 11:00 a.m.
Location: United States Bankruptcy Court House, 255 E. Temple Street, Los Angeles, CA 90012	

Type of Sale: ☒ Public: ☐ Private: Last date to file objections: August 3, 2004

Description of Property to be Sold: Single Family Residence commonly known as 949 Amalia Avenue, Los Angeles, California 90022, A.P.N. 6340-001-027.

Terms and Conditions of Sale: \$286,000.00, on an "as is, where is" basis, without any warranties either expressed or implied, and without any contingencies, pursuant to 11 U.S.C. Section 363 and Fed. R. Bankr. P. 6004.

Proposed Sale Price: \$286,000.00

Overbid Procedure (If Any): Overbid must be on the same terms as the Purchase Agreement. Overbids shall be in increments of \$1,000.00 and the sale to an overbidder must close within eleven (11) days of the entry of the order approving the Sale. Overbidder must tender a bid deposit of \$8,580.00 in the form of certified funds to the Trustee at or before the hearing.
 If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):

Talin Keshishian, Esq.
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Date: July 23, 2004